

COMMUNITY MEETING REPORT

Petitioner: RK Investments Charlotte LLC

Rezoning Petition No. 2020-008

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 26, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, March 11, 2020 at 6:00 pm at Proximity Northlake Apartment Clubhouse, located at 4110 Napa Oak Drive, Charlotte, North Carolina 28216.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Russell Ranson of RK Investments Charlotte LLC, Tom Brasse of RK Investments Charlotte LLC, Matt Langston, PLA of Landworks Design Group PA and Attorney Anthony Fox (Petitioner's Rezoning Agent). As the Community Meeting proceeded, no one attended other than Petitioner and its representatives as reflected on the sign in sheet.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Attorney Anthony Fox, prepared the presentation, attached hereto as Exhibit D, proposing to rezone an approximately 4.970-acre site located at 8721 Reames Road, Charlotte, NC from the R-3 zoning district to UR-2(CD) zoning district. Despite the Notice, no one attended the Community Meeting.

CHANGES TO PETITION AS A RESULT OF THE MEETING:

There were no changes to the Petition as a result of this meeting.

The meeting was concluded at 6:40 pm.

Respectfully submitted, this 12th day of March, 2020.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

EXHIBIT A

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2020_008	FREQUENCY	ORGANIZATION NAME	FIRST NAME	LAST NAME	STREET ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020_008	1	Bahama-Havana Park Homeowners Association	Alvin	Bond	5021 Casino Dr		Charlotte	NC	28216
2020_008	1	Bahama-Havana Park Homeowners Association	Calvin	McDougal	5121 Hawaii Dr		Charlotte	NC	28216
2020_008	1	Bahama-Havana Park Homeowners Association	Carolyn	Ellis	8217 Bella Vista Ct		Charlotte	NC	28216
2020_008	1	Bahama-Havana Park Homeowners Association	Lonnie	Newsom	5024 Casino Dr		Charlotte	NC	28216
2020_008	1	Beatties Ford/Trinity Park Community Association	Eric	Miller	9901 Clairemore Pl		Charlotte	NC	28216
2020_008	1	Belmont Community Association	Patricia	Adams	8201 Bella Vista Ct		Charlotte	NC	28216
2020_008	1	Historic West End Neighborhood Association (HWENA)	Calvin	McDougal	5121 Hawaii Drive		Charlotte	NC	28216
2020_008	1	Lexington	Veronica	Foster	6929 Silver Garden Ln		Charlotte	NC	28216
2020_008	1	Mcintyre Homeowners Association	BJ	Jones	9510 Bayview Pkwy		Charlotte	NC	28216
2020_008	1	Preston Village & Pawtucket	Loleita	Page	4011 Craven Hill Drive		Charlotte	NC	28216
2020_008	1	Treyburn Owners Association	kevin	farrow	9228 darbyshire place		charlotte	NC	28216
2020_008	1	Trinity Park & Beatties Ford Park	Peggy	Mason	5338 Evanshire Dr		Charlotte	NC	28216

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition 2020-008 filed by RK Investments Charlotte LLC to rezone approximately 4.97 acres located at 8721 Reames Road to allow the development of a multifamily apartment community. This meeting will be to discuss the site plan.

Date and Time of Meeting: Wednesday, March 11, 2020 at 6 pm

Place of Meeting: Proximity Northlake Apartment Clubhouse
4110 Napa Oak Drive
Charlotte, NC 28216

Petitioner: RK Investments Charlotte LLC

Petition No.: 2020-008

We are assisting RK Investments Charlotte LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 4.97 acre site (the "Site") located at 8721 Reames Road, Charlotte, NC from the R-3 zoning district to UR-2(CD) zoning district. The purpose of the rezoning is to permit the development of the site with a multifamily apartment community.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, March 11, 2020 at 6 pm. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Anthony Fox at (704) 335-9841.

cc: Council Member Malcolm Graham

Date Mailed: February 26, 2020

COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: RK INVESTMENTS CHARLOTTE LLC
REZONING PETITION NO.: 2020-008
March 11, 2020

Please **PRINT CLEARLY.**

[illegible]

PROXIMITY NORTHLAKE APARTMENTS PHASE 2

Rezoning Petition 2020-008



RK Investments Charlotte LLC

Rezoning Petition 2020-008

- Please be sure to sign in on the sheets provided.

RK Investments Charlotte LLC

Rezoning Petition 2020-008 – Community Meeting

Proximity Northlake Apartment Clubhouse

4110 Napa Oak Drive, Charlotte

6:00 p.m. – March 11, 2020

RK Investments Charlotte LLC

Rezoning Petition 2020-008 – Agenda

- Introduction
- Brookline History
- Rezoning Process / Timeline
- Project Description
- Design Concepts
 - Site Plan Review
 - Exterior
- Discussion / Next Steps

RK Investments Charlotte LLC

Rezoning Petition 2020-008

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Date Mailed: February 26, 2020

About RK Investments Charlotte LLC

- 66 Years of Combined Development Experience
- Developer of The Residencies at Brookline
- Developer of Proximity Northlake Apartments
- The Owners of RK Investments are Natives of Charlotte
- Committed to Strengthening Communities

Our Design Team

Matt Langston PLA, ASLA
Landworks Design Group, PA



Jason Newsome
Registered Architect with the AIA
Studio Fusion, PA



Anthony Fox
Partner & Rezoning Attorney
Parker Poe Adams & Bernstein LLP



Rezoning Timeline

- December 16, 2019 – Rezoning Application Submitted
- March 11, 2020, 6:00 pm – Required Community Meeting (Proximity Northlake Apartment Clubhouse, 4110 Napa Oak Drive, Charlotte, NC)
- April 20, 2020, 5:30 pm – City Council Meeting/Public Hearing
- May 18, 2020, 5:30 pm – City Council Meeting/Decision

The Residences at Brookline - History

- Envisioned in 2006 as a gated, upper-end neighborhood on the west side
- 9 homes constructed before the housing crash
- Purchased out of foreclosure in 2012
- 2013 rezoning proposed for both sides of Reames Road
- Agreed to “wait and see” before redeveloping Brookline West

The Residences at Brookline – A Success Story

The Residences at Brookline



The Residences at Brookline



The Residences at Brookline



The Residences at Brookline



The Residences at Brookline



The Residences at Brookline



The Residences at Brookline



Proximity Northlake Apartments Master Plan



Proximity Northlake Apartments Site Plan



Proximity Northlake Apartments

- 235 Class A apartments (18 DUA)
- Brookline overall density: 11.8 DUA
- Close proximity to Northlake Mall
- Lakeview Road exit for I-77 toll road

Proximity Northlake Apartments



Conceptual Illustration

January 15, 2016

RKInvestors

Brookline West Apartments
8720 Reames Rd.
Charlotte, NC

Studio
FUSION
ARCHITECTURE INTERIORS

Proximity Northlake Apartments



Conceptual Illustration

January 15, 2016

RKInvestors

Brookline West Apartments
8720 Reames Rd.
Charlotte, NC

Studio
FUSION
ARCHITECTURE INTERIORS

Proximity Northlake Apartments Phase 2

Surrounding Area & Context

Proximity Northlake Apartments Phase 2

Project Description

- 4.97 acres
- 8721 Reames Rd to be rezoned from R3 to UR-2(CD)
- Rezoning will support and extend the neighboring Proximity Northlake Apartments as it is Phase 2

Proximity Northlake Apartments Phase 2

Project Description

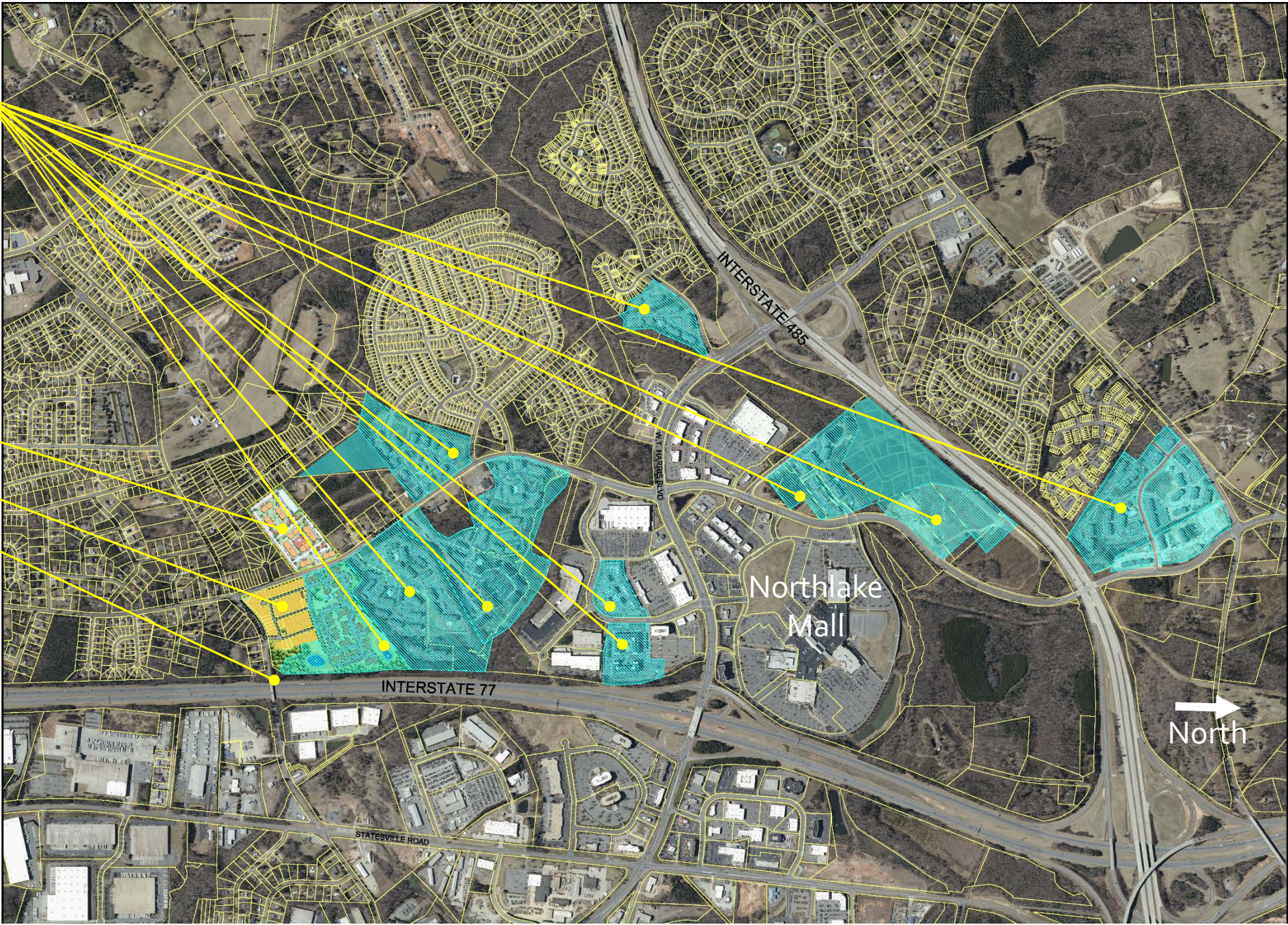
- Our Vision is to continue to create an upscale corridor for the Northlake Community that:
 - Maintains the existing integrity of the Community
 - Continues Key Architectural Design Elements of Previous Developments
 - Provides high quality residential housing options and amenities

Existing Multifamily Sites

Existing Proximity Northlake

Existing Brookline

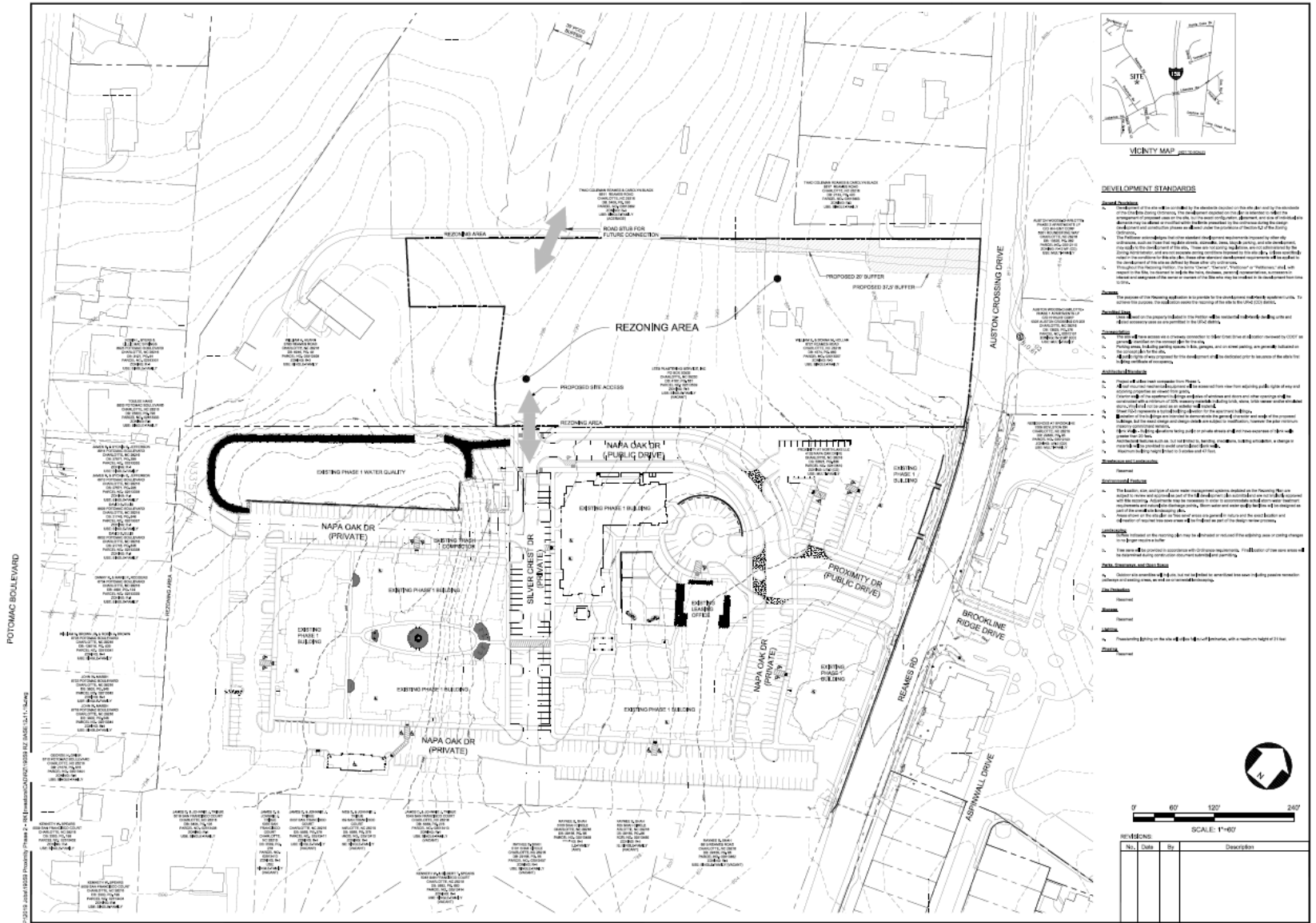
I-77 Toll Entrance/Exit



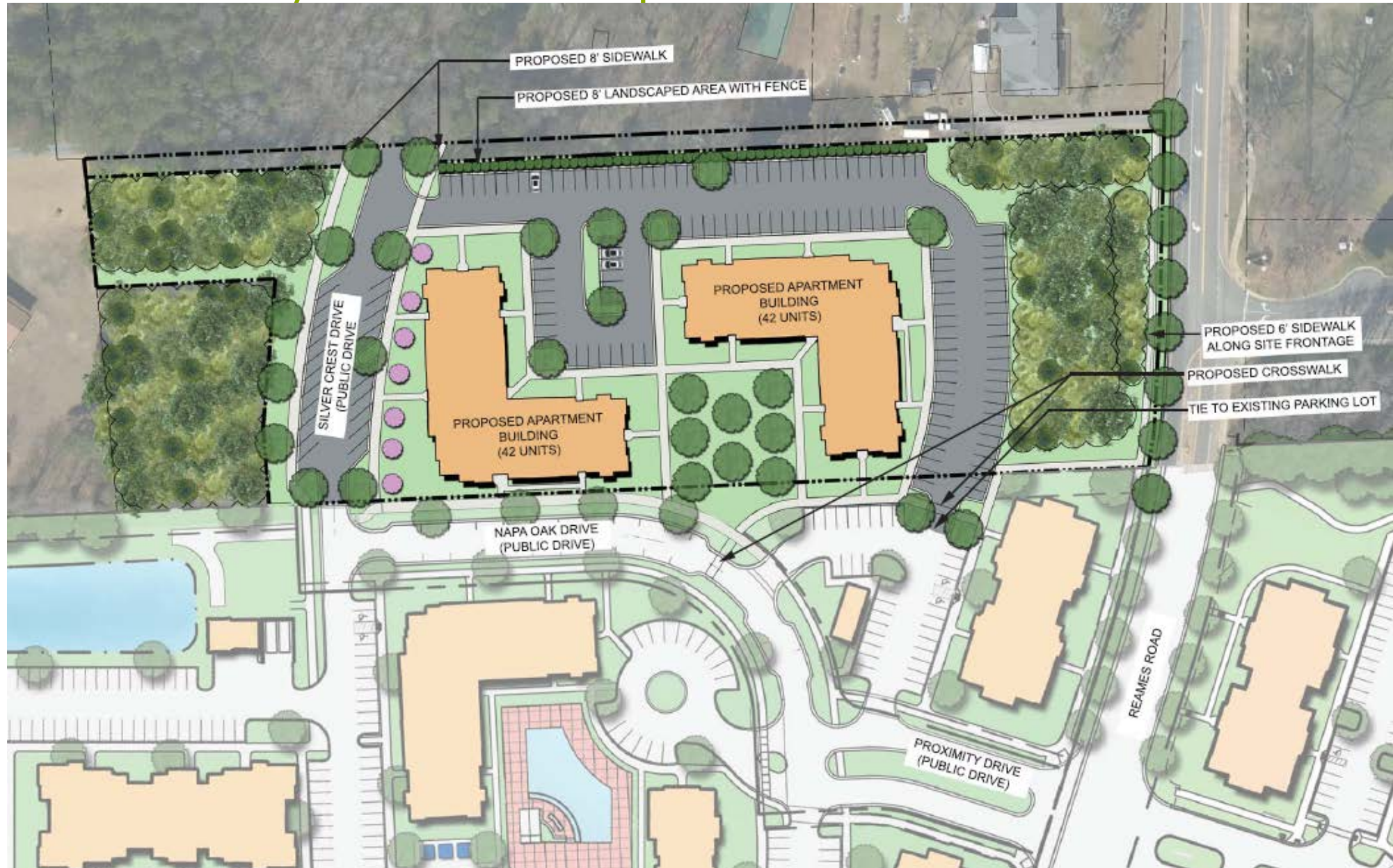
I-77 Exit at Lakeview Road



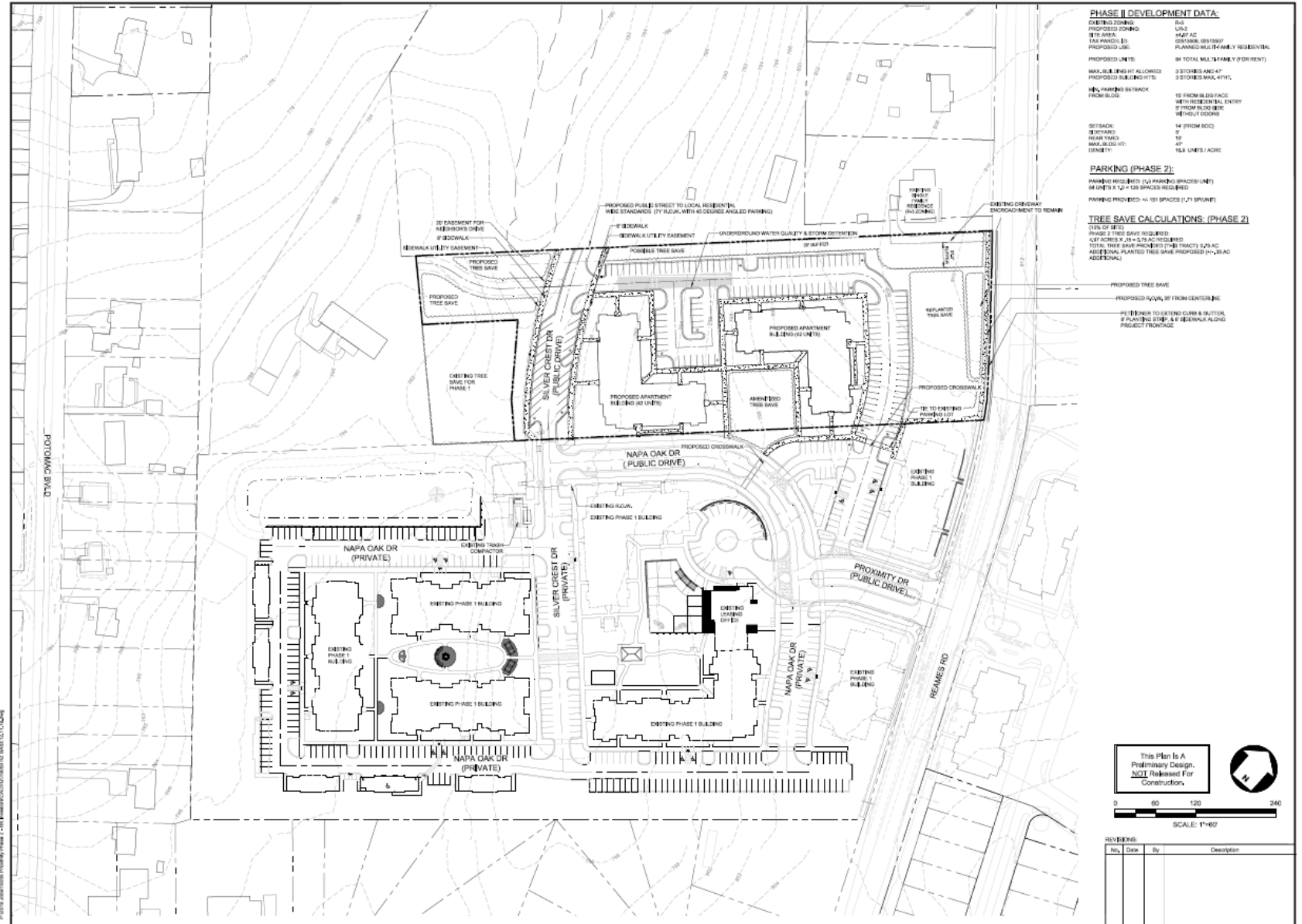
Proximity Northlake Apartments Phase 2 Site Plan



Proximity North Lake Apartments Phase 2 Site Plan



Proximity Northlake Apartments Phase 2 Site Plan



Proximity Northlake Apartments Phase 2

Exterior Elevation



Proximity Northlake Apartments Phase 2 Exterior Elevation



Proximity Northlake Apartments Phase 2

- Consistent with density of other nearby developments
- Supportive of Northlake Mall
- New I-77 exit at Lakeview Drive improves access
- Elevating the standard of apartment living in the Northlake area

Thank You!

Questions?